



## Portsmouth Road

Thames Ditton, KT7 0SY

£1,195,000

A striking semi-detached period house with a beautiful 150ft mature garden. This family home has been cherished for many years and features versatile living: The ground floor comprises a pretty front reception room with working fire and bay window, to rear are 2 further linked reception rooms leading off the kitchen and a useful shower/WC room. Upstairs are 3 good sized double bedrooms, a study / nursery and family bathroom. On the top floor is a large master bedroom and sizeable eaves space. This property further benefits a large home office, fully data-cabled with veranda, overlooking the Rythe. Within easy reach of Surbiton and Thames Ditton stations, local shops, schools and cafés.

- Large period property
- South East facing garden c150ft
- Extensive boarded eaves storage
- Close proximity to schools, shops and cafés
- 4 double bedrooms
- Garden office equipped with data cabling
- 0.8m to Thames Ditton station, 1.4m to Surbiton station
- Study/Nursery

# Floor Plan

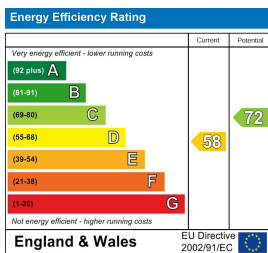
## The Yeld

Approximate Gross Internal Area = 167.0 sq m / 1797 sq ft  
 (Excluding Eaves)  
 Garden Office = 13.7 sq m / 147 sq ft  
 Total = 180.7 sq m / 1944 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240904)

## Energy Efficiency Graph



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